

# Zoning Code Rewrite Project

## Citizen Recommendation Analysis



Last updated: August 26, 2010

### RECOMMENDATION OUTCOME

Comments/Recommendations -- Citizens	Date Received	Date Entered	Accepted/ Section No. / Explanation	Forwarded/ To Whom	Under Consideration/ Why?	Not Accepted/ Why?
1 Strengthen resource protection	10-Mar-09	6-Nov-09	Yes, 10-50.90.			Prop 207 limits a city's ability to develop a more restrictive standard.
2 Make new zone for vacant public lands	10-Mar-09	6-Nov-09				Not needed - PF & PLF zones.
3 Protection shouldn't force people to buy more land (raises the cost of the project too much)	10-Mar-09	6-Nov-09	Agreed.			
4 Resource protection percentage should be set scientifically	10-Mar-09	6-Nov-09	Based on existing LDC and modified as needed.			
5 Encourage existing buildings to remodel	10-Mar-09	6-Nov-09	Many development standards have been amended - development should be easier.			
6 Adjust resource protection per site	10-Mar-09	6-Nov-09	Yes, 10-50.90.060.			
7 What is the impact of Ch. 17 (TND)?	10-Mar-09	6-Nov-09	Promotes compact, mixed-use walkable neighborhoods.			
8 Ch 10-3 is very confusing	10-Mar-09	6-Nov-09	Yes, 10-40.60 and 10-40.40.			
9 Simplify performance standards	10-Mar-09	6-Nov-09	Yes, they have been removed from the code.			
10 Encourage sustainable living practices	10-Mar-09	6-Nov-09	Yes, 10-30.70 and 10-50.60.			
11 Zoning ordinance should be easy for everyone to understand	10-Mar-09	6-Nov-09	Yes, throughout.			
12 Current land Development code promotes unsustainable development	10-Mar-09	6-Nov-09	New ZC promotes sustainable development.			
13 Improve water detention	10-Mar-09	6-Nov-09	Yes, 10-30.70.100 and 10-50.60.			
14 More small commercial in neighborhoods	10-Mar-09	6-Nov-09	Yes, FBC 10-40.30.			
15 Narrow streets for people, not cars	10-Mar-09	6-Nov-09	Yes, chapter 10-60.			

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16	Land development code is disorganized and inconsistent	10-Mar-09	6-Nov-09	Agreed. New code is improved throughout.			
17	Consider future water availability in regards to prop 207	10-Mar-09	6-Nov-09		Regional Plan team.		
18	Land development code needs to be clearer and easier to follow	10-Mar-09	6-Nov-09	Yes, throughout.			
19	Make it easier for citizen suggested amendments to be addressed in code	13-Mar-09	6-Nov-09	All citizen suggestions were considered.			
20	Don't ignore the public's comments/concerns	7-May-09	6-Nov-09	All citizen suggestions were considered.			
21	Consider reducing the amendment to the major/minor acreage triggers	7-May-09	6-Nov-09				LDC thresholds are applied in new ZC.
25	How resilient is the Form-Based Code given the potential for huge spikes in energy prices	7-May-09	6-Nov-09	FBC promotes compact, walkable development to encourage residents not to drive.			
26	Integrate community gardens and urban farms as community places for place planning	7-May-09	6-Nov-09	Yes, 10-40.30.			
27	Think of NAU when writing code and planning, it is a major influence of what moves in this town	7-May-09	6-Nov-09	Planning initiatives for southside and other areas do include NAU.			
28	Encourage more buffer zones to make communities more desirable to live in	7-May-09	6-Nov-09	Buffers between incompatible uses are required in the Landscape Division, 10-50.50.			
29	Stream corridors and flood plans need to be protected to maintain open channel systems	7-May-09	6-Nov-09	Yes, 10-50.90.030 and 10-30.70.100 & 110			
30	More effort needs to go into environmental protection & preservation of natural resources	7-May-09	6-Nov-09	Yes, 10-50.80 and 10-30.70.			
31	Clarification on the process of how form-based code areas will be selected	7-May-09	6-Nov-09	Refer to Design Charrette Summary Report.			
32	Concerns about the areas that don't fit in the Form-Based Code and what will happen to them	7-May-09	6-Nov-09	Form-based code is optional. Underlying zones remain.			
33	How will the zoning code respond to specific natural elements of the area and their function	7-May-09	6-Nov-09	Yes, 10-50.90 and 10-30.70.			

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34 Concerns about the narrow scope of architectural styles	7-May-09	6-Nov-09				No comment or response.
35 Investigate ways to beautify trailer parks with mobile homes	7-May-09	6-Nov-09	Incentives to allow non-conforming MH parks are provided, 10-40.60.			
36 How is NAU incorporated in the master plan of Flagstaff?	8-May-09	6-Nov-09	Through frequent planning meetings. Contact neighborhood Planner.			
37 Make Rt. 66 a walkable corridor between 4th street and Downtown	8-May-09	6-Nov-09		Redevelopment Section.		
38 Create incentives to keep NAU students in Flagstaff (they go to Phoenix)	8-May-09	6-Nov-09				Good idea, but not a ZC issue.
39 Consider wildlife linkages in all residential developments	8-May-09	6-Nov-09				Wildlife corridors are not specifically protected in zoning code, but will be with protection of resources.
40 Be cautious of commercial creep	8-May-09	6-Nov-09	FBC, 10-40.40.			
41 Need for higher quality housing	8-May-09	6-Nov-09				No comment or response. Not a ZC issue.
42 Don't limit the use of materials, stucco & adobe	8-May-09	6-Nov-09	See Appendix 1.1, Design Guidelines.			
43 Residential next to commercial isn't necessarily a bad thing, need to balance mixed-use	8-May-09	6-Nov-09	Yes, 10-40.40.			
44 Should allow public input during presentations	8-May-09	6-Nov-09	Yes.			
45 Need to recognize grasslands as important resources, equivalent to trees	8-May-09	6-Nov-09				Grass areas within forests and floodplains will be protected subject to protection thresholds.
46 Get rid of left turn arrow from eastbound Rt. 66 to San Francisco, encourage use of Humphrey's	8-May-09	6-Nov-09		Traffic Engineering Program.		
47 Beeping noise on electronic survey machines is unacceptable especially during presentations	8-May-09	6-Nov-09				No comment or response.
48 Need to spend time talking about the zoning of rural areas of Flagstaff	8-May-09	6-Nov-09	10-40.30.			
49 Incorporate horse routes to public lands where horses are allowed	8-May-09	6-Nov-09		Regional Plan team.		
50 Concerns with maps showing the Walnut Canyon Study area as not green	8-May-09	6-Nov-09				This was a 1st draft map and has been corrected.

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51 Improve education and incentives for better design regarding community architecture	8-May-09	6-Nov-09				Not a ZC issue.
52 Want code to be broad enough to have an easement for multiples	8-May-09	6-Nov-09				Comment unclear.
53 Create a designated area for economic development	8-May-09	6-Nov-09		Policy issue - Regional Plan team.		
54 Our city parks would be a great place to display appropriate public art	8-May-09	6-Nov-09		Beautification Commission.		
55 Add clarity & simplicity to the new zoning code	8-May-09	6-Nov-09	Yes, throughout.			
56 Create incentives for T3/T4 zones to have alleyways	8-May-09	6-Nov-09	Incorporated into FBC 10-40.40.			
57 Allow commercial property to turn the rear of buildings into store fronts in T6/T5 zones	8-May-09	6-Nov-09	Incorporated into FBC 10-40.40.			
58 Preserve the prairie character of McMillan Mesa	8-May-09	6-Nov-09		Regional Plan team.		
59 4th street corridor needs improvement	8-May-09	6-Nov-09		Redevelopment Section.		Agreed. Not a ZC issue.
60 Create walkability in all neighborhoods	8-May-09	6-Nov-09	FBC, 10-40.40.			
61 Promote and sustain the growth of wild flowers	8-May-09	6-Nov-09	10-50.60.			
62 Promote safety with bike lanes	8-May-09	6-Nov-09		Bike/pedestrian Coordinator.		
63 How are the needs and concerns of the economically disadvantaged being considered?	8-May-09	6-Nov-09		Regional Plan team.		
64 Will residential parking be allowed on cinders or pavers (off driveway)?	8-May-09	6-Nov-09	Yes, 10-50.80.			
65 Will non-traditional economic development strategy be accommodated in selected zones?	8-May-09	6-Nov-09		Regional Plan team.		
66 Consider the airport industrial park area/ Ponderosa Trails Neighborhood as a possible mixed-use development	8-May-09	6-Nov-09		Regional Plan team.		
67 Should be more progressive in Flagstaff with the new code & integrate architectural guidelines	8-May-09	6-Nov-09	Yes, 10-50.20 and Appendix 1.1.			
68 Need for interactive maps on the website	8-May-09	6-Nov-09	Agreed, will come in time as resources permit.			
69 Prioritize infill while maintaining open spaces	8-May-09	6-Nov-09		Regional Plan team.		

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70	One-way streets conflict with a pedestrian friendly feeling	8-May-09	6-Nov-09			This is a hotly debated issue, and not all professionals agree.
71	Create expectations of becoming more flexible	8-May-09	6-Nov-09	Agreed, throughout.		
72	Continue to build on the strengths of the existing code	8-May-09	6-Nov-09	Yes, throughout.		
73	The last update of the LDC was good but still needs work	8-May-09	6-Nov-09	Agreed.		
74	Promote natural materials and apply them to the Transect	8-May-09	6-Nov-09	Appendix 1.1, Design Guidelines.		
75	Consider 4th street corridor as a Form-Based Code area	8-May-09	6-Nov-09	Yes, corridor study under way. Talk to Karl E. for more information.		
76	There is concern regarding the Form -Base Code as a voluntary overlay	8-May-09	6-Nov-09	With Prop 207 there is no other option.		
77	Be prompt in updating websites to give people the most accurate information possible	8-May-09	6-Nov-09	Agreed.		
78	Include pre-historic/ historic corridors, and culture of Flagstaff's history into the code	8-May-09	6-Nov-09	A section on Flagstaff's history is being included in the code.		
79	Can you apply the Form-based Code to other areas of Flagstaff	8-May-09	6-Nov-09	Yes, any candidate infill area.		
80	4th street Corridor, Southside, and Rt. 66 are more likely for future development and need more guidance from a Form-based Code	8-May-09	6-Nov-09	Agreed.	Regional Plan team.	
81	Need for incentives to choose the optional Form-Based Code	8-May-09	6-Nov-09	Incentives are included in the Form-based code option, 10-40.30.		
82	Possibly get "buy-in" from property owners to make the Form-Based Code mandatory	8-May-09	6-Nov-09			Prop 207 limits city's ability to apply a mandatory FBC.
83	Need to deal with the transitions from urban to semi-rural	8-May-09	6-Nov-09			Comment unclear.
84	City doesn't require or regulate art associated with development; possibly look at changing	?	6-Nov-09		Beautification Commission.	
85	Micro-projects in Flagstaff get lost in the Capital Improvement projects & are not as focused on as they should be	?	6-Nov-09		Capital Improvements Section.	Not a ZC issue.
86	The City Architect interprets and applies the design guidelines; there should be input from the a citizens board and a peer review	?	6-Nov-09			Not recommended by the Design Guidelines focus group, CAG or City staff.

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87	LDC needs to be more clear and more specific	?	6-Nov-09	Yes, throughout.			
88	Design guidelines should touch on Flagstaff's design tradition of beauty through rhythm, texture, balance, proportion and materials.	?	6-Nov-09	Yes, Appendix 1.1.			
89	Most designers miss site analysis as apart of their design process	?	6-Nov-09	All sections concerning site analysis are now in one Division, 10-50.90.			
90	Design guidelines need to be constructed for people that have no training in design	?	6-Nov-09	Agreed. See Appendix 1.1, Design Guidelines.			
91	Should not allow paving from building to property lines	?	6-Nov-09	Yes, 10-50.60.50.			
92	Parking lot design needs a lot of work	?	6-Nov-09				No comment or response.
93	The current LDC ignores all cultural resources and provides no form of protection	?	6-Nov-09	10-30.30, 10-40.50.			
94	Brownfield Land Recycling Program is currently focused on the environmental side, it doesn't fully address under-utilization & abandoned properties	?	6-Nov-09		Brownfield Program.		
95	Think about the future adaptability of a floor plan in a new building	?	6-Nov-09				Not a ZC issue. It's up to developer to determine this.
96	Can the building code at the time of construction be applied when the building is remodeled rather than the latest updated code	?	6-Nov-09		Building Program.		
97	Give building dept. some leeway when making a decision of the health and safety of a building	?	6-Nov-09		Building Official.		
98	City requires back flow preventer too often, too expensive	?	6-Nov-09		Building Official and Utilities.		
99	There is a lot of potential for the Rio de Flag, it should not be put underground	13-Sep-09	6-Nov-09		Stormwater Section.		
100	Very little attention to low energy consumption	2-Sep-09	6-Nov-09	10-30.70	Sustainability Program.		
101	How will Form-based Code apply to 4th Street development project?	2-Sep-09	6-Nov-09	Possibly after completion of the corridor plan. Possible as an infill TNCP.			
102	The Regional Plan update should occur before the zoning code update to prevent conflict	2-Sep-09	6-Nov-09	This was the direction of the City Council.			
103	Have more community gardens in empty lots	2-Sep-09	6-Nov-09	Will be a permitted use, 10-40.40 and 10.40.60.			
104	Must incorporate sustainability in Flagstaff	10-Sep-09	6-Nov-09	Yes, 10-30.70.			

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105	Need for a buffer between the airport and the employment activity center	10-Sep-09	6-Nov-09		Regional Plan team.		
106	Make sustainability an integral part of development	10-Sep-09	6-Nov-09	Refer to 10-30.70.			
107	Consider using FBC overlay	10-Sep-09	6-Nov-09	Yes, Chapter 10-40.			
108	Allow for overlapping resource protection strategies	10-Sep-09	6-Nov-09	Yes, 10-50.90.			
109	Allow higher building elevations in Downtown	10-Sep-09	6-Nov-09	Proposed that T6 allow 7 stories.			
110	Greatest opportunity for development is the 4th Street Corridor and Rt. 66	10-Sep-09	6-Nov-09	Agreed. Also West Route 66.			
111	Make developers pay for the environmental effects of development	10-Sep-09	6-Nov-09	They do, through for example, stormwater fees, application of LID manual standards, shielding lighting, preserving resources, installing landscaping, etc.			
112	It is OK for higher cost upfront if it saves in operation and environmental cost later on	10-Sep-09	6-Nov-09				Not everyone would agree.
113	Make the regional plan futile to stop rezoning	10-Sep-09	6-Nov-09				No comment or response.
114	Design new zoning code to easily accommodate change and amendments	10-Sep-09	6-Nov-09	Yes, it has been.			
115	Coordinate amendment into Regional Plan every 10 years	10-Sep-09	6-Nov-09	Agreed.	Policy issue - Regional Plan team.		
116	New code needs to be searchable when it is published on the City's web page	10-Sep-09	6-Nov-09	Agreed. This will be done when resources are available to do so.			
117	Address reuse of big boxes & pre-plan for obsolescence. Think about future windows relative to placement of conduit & re-bar now.	25-Feb-09	25-Nov-09				Not a ZC issue. It's up to the developer to determine this.
118	Need to ensure there is better coordination between plan reviewers & building inspectors	25-Feb-09	25-Nov-09		Planning and Development Services Section.		
119	Code must be simple to understand and have consistent interpretation by the staff.	25-Feb-09	25-Nov-09	Yes, throughout.			

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120	Idea - establish a tax on rental properties to generate funds so the City can implement a PMO or to be used to help the people in these neighborhoods who do not have the ability or finances for property upkeep. Also create a cooperative program with the schools, county, or other agencies to teach teens and/or the unemployed how to do home maintenance and landscaping. This program would set-up non-resident rental property owners to contribute something back to the community.	10-Nov-09	8-Dec-09			This idea will be considered as the PMO is drafted.	
121	The present LDC has been criticized for being too restrictive for Flagstaff developers/builders. Will the new LDC streamline the development process at the expense of Trees and Natural Resources?	11-Oct-09	8-Dec-09	The protection of natural resources will continue, with an emphasis on quality and location.			
122	Include the definition of "Eco-system Services" into the new zoning code (See e-mail on file)	2-Dec-09	8-Dec-09		Regional Plan team.		An important idea promoting the value of open space as an ecological resource.
123	Ensure the new code is ADA Compliant (See e-mail on file)	2-Dec-09	8-Dec-09	Yes, for example see 10-50.80 or 10-40.60.			
124	Keep the Rio de Flag as an open channel	13-Sep-09	8-Dec-09		Stormwater Section.		
125	Ensure the new code does not change the number of horses allowed on a property	29-Jun-09	8-Dec-09	Agreed. 10-40.60.			
126	Ensure that the Community Housing Policy Task Force recommendations that were not accepted in 2007 are considered now	14-May-09	8-Dec-09	They have been. See p. 35 of this document.			
127	The vision of the community (e.g. Vision 2020 and Reg. Plan) must not be lost in favor of facilitation of growth and development	2-Apr-09	8-Dec-09	Agreed.	Policy issue - Regional Plan team.		
128	Ensure coordination of the DMP with the Form-based Code for Downtown specifically related to the need for parking and when it may be waived or must be required	2-Nov-09	15-Dec-09	Agreed.	DMP and Downtown Manager.		
130	Curious on what will happen to the grandfathered parts of the code; Will they be dropped/ continued?	25-Feb-10	8-Mar-10	Existing rights will not be affected.			
131	No problem with A-Frames, big problem with signs that are or have been trashed	25-Feb-10	8-Mar-10	Yes, 10-50.100.050.E. (Sign Maintenance).			



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132	Temporary signs wouldn't get trashed as quickly if they weren't trash to start	25-Feb-10	8-Mar-10	Yes, 10-50.100.050.E. (Sign Maintenance) and 10-50.90.060 (Temporary Signs).		
133	I don't trust my neighbor to operate/ maintain a wind turbine and they shouldn't trust me	25-Feb-10	8-Mar-10			No comment or response.
134	Don't try to micro manage every aspect of the code; chaos can manage itself as nature does	25-Feb-10	8-Mar-10	Every attempt has been made to draft a balanced code.		
135	Why do there need to be uniform standards across different zones for temporary signs?	25-Feb-10	8-Mar-10	Legal issue - Consistency is important, as is the need to be "content neutral".		
136	need to protect? I don't trust a formula to uphold the standard of quality that Flagstaff is looking for!	25-Feb-10	8-Mar-10	10-50.90.060.		
137	The biggest issues with signs in flagstaff have been height and clutter. We need to come to a consensus.	25-Feb-10	8-Mar-10	10-50.100.050 and .070		
138	I feel that temporary signs are OK but A-Frames should be limited to pedestrian areas only	25-Feb-10	8-Mar-10	Yes, 10-50.100.060.		
139	Storage containers should be for temporary use only.	25-Feb-10	8-Mar-10	Will only be allowed as temporary use in residential and commercial zones, 10-40.60.		
140	Only allow wind turbines in rural residential areas.	25-Feb-10	8-Mar-10	Agreed, 10-40.60.		
141	Residential should be allowed to have 6 chickens with a 15' setback from the property line	25-Feb-10	8-Mar-10	Yes, 10-40.60.		
142	Is it ok to put an A-Frame or easel outside a building on the night of an event that is weekly/ monthly/ annually?	25-Feb-10	8-Mar-10	Yes, 10-50.100.060.		
143	Try to use locals for projects in Flagstaff, it will help stimulate the economy and lower unemployment.	5-Mar-10	8-Mar-10			Not a ZC issue.

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144	Focus on Controlled growth, green space, and infill rather than sprawl.	5-Mar-10	8-Mar-10		Policy issue - Regional Plan team.	
145	Create volunteer beautification committees to go around to different neighborhoods and plant native flowers and grasses.	5-Mar-10	8-Mar-10		Beautification Commission.	
146	There is a need for clarification on the downtown businesses; who can put up A-frames and who can't. If every one put signs out there would be over crowding on the sidewalks.	26-Feb-10	8-Mar-10	Yes, 10-50.100.060.		
147	Possibly consider allowing A-Frames but they would be offsite on public property	26-Feb-10	8-Mar-10			A-frame signs will be permitted as a temporary sign on private property only, 10-50.100.060.
148	Careful consideration needs to go into making "appropriate" standards for A-Frames	26-Feb-10	8-Mar-10	Yes, 10-50.100.060.E.3.		
149	Consider moving the A-Frames off the sidewalk and have store signs on lamp posts, this would comply with ADA regulations. Also, the city could possibly rent this space out to the store to make some form of income.	1-Mar-10	8-Mar-10			Other types of temporary signage introduced for such cases, 10-50.100.060.
150	For businesses that don't have street frontage, could an area be located on the outside wall to provide signage for an interior tenant?	1-Mar-10	8-Mar-10	Only allowed as part of a comprehensive sign plan.		
151	Can the City allow signs to be hung in an alley with an arrow pointing to a business without a storefront?	1-Mar-10	8-Mar-10	Yes, 10-50.100.080.		
152	If it is absolutely necessary to have a storage container, require an enclosure to hide it.	1-Mar-10	8-Mar-10			No enclosure will be required, but permanent storage containers on industrial and public lands zones must be painted a neutral, earth tone color, or to match the building.
153	I prefer to have storage and junk inside a container rather than sprawled out everywhere.	1-Mar-10	8-Mar-10	See 10-40.60.		
154	If a storage container is going to have long term consider painting the container to match its surroundings.	1-Mar-10	8-Mar-10	Yes, 10-40.60.		

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155	For long term use of a storage container have permit renewals every 6 months to ensure the need for the container still exists.	1-Mar-10	8-Mar-10	Temporary storage will be allowed with a permit for 90 days, with the option to renew once for 90 days, 10-40.60.			
156	Perhaps there should be a limit to the number of animals in a household, including cats, dogs, ect. If chicken are permitted.	1-Mar-10	8-Mar-10	Yes, 10-40.60.			
157	There should be a min. lot size requirement to house chickens.	1-Mar-10	8-Mar-10				Up to 6 chickens will be allowed on any one parcel, but are not permitted within 15' of any property line, 10-40.60.
158	Strict rules should be set in place to regulate noise and hygiene in regards to keeping chickens.	1-Mar-10	8-Mar-10	Yes, 10-40.60.			
159	I would like to see a form of fast-track building permit process for minor work or tenant improvements. Engineered drawing would still be required and even if the fees are a little higher it would be well worth it.	1-Mar-10	8-Mar-10	Expedited permit process under development by Building Official. Also Minor Improvement Permit.			
160	Legal revisions should allowing small-scale, home-based animal husbandry, (i.e. chickens, ducks, goats and sheep if appropriate space is present).	8-Mar-10	10-Mar-10	See 10-40.60.			
161	If the City wants to become more sustainable which it claims to be an advocate of/for, the legal acceptance of local, self-sufficient food systems is a vital component to the implementation of sustainability policies.	8-Mar-10	10-Mar-10	Community gardens are permitted in the zoning code. See 10-40.60 and 10-50.50.			
162	Flagstaff needs more affordable housing.	6-Mar-10	10-Mar-10	Agreed, 10-40.20.			
163	Keep the sign code- small and low is better	6-Mar-10	10-Mar-10	See 10-50.100.			
164	Keep downtown neighborhoods "residential"; not all businesses,	6-Mar-10	10-Mar-10	Agreed. See 10-40.20.			
165	Concern for companies that want to come to Flag and don't because they are more welcomed elsewhere	21-Feb-10	7-Apr-10	The new ZC will be more user friendly than the existing LDC.			Not directly a ZC issue though.

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166	Remove the road blocks that prevent environmentally and socially conscientious companies to chose Flagstaff	21-Feb-10	7-Apr-10	The new ZC will be more user friendly than the existing LDC.			
167	We need to protect the little light industrial zoned land that we have left	21-Feb-10	7-Apr-10		Regional Plan team.		
168	Temporary signs have made a big difference for small business	30-Mar-10	7-Apr-10	Yes, 10-50.100.060.			
169	Using A-Frames as a form of advertising has been very effective and need to ensure these signs can be used in the future	30-Mar-10	7-Apr-10	Yes, 10-50.100.060.			
170	Displays inside a business should not be subject to regulation	30-Mar-10	7-Apr-10	They are exempt, 10-50.100.			
171	Butler Avenue photo simulation is less of a cycle track and more of a buffered bike lane, since neither parking nor an island to separate it from vehicular lanes.	5-Mar-10	7-Apr-10		Bike Coordinator.		Not a ZC issue.
172	I believe that there is a place for bike lanes on some urban streets	5-Mar-10	7-Apr-10	See 10-60.20.	Bike Coordinator.		
173	Shared lane markings are not the answer in place of bike lanes	5-Mar-10	7-Apr-10	See 10-60.20.	Bike Coordinator.		
174	Limit number of outside storage containers that can be placed on industrial and commercial property	6-Apr-10	7-Apr-10	See 10-40.60.			
175	Storage containers are better then looking at what ever is inside them but after so many isn't it time to build a building.	6-Apr-10	7-Apr-10	See 10-40.60.			
176	Has Flagstaff ever considered defining setbacks per their orientation north/south/east/west rather than the front/rear/side?	7-Apr-10	7-Apr-10				No - this would be extremely hard to do and still maintain the principle of uniformity within zones under ARS
177	Keep open space as much as possible! It is irreplaceable! Current development of the McMillan Mesa is the crime of the century	17-Apr-10	5-May-10		Regional Plan policy issue - forwarded to the Regional Plan team.		

Comments/Recommendations -- Citizens	Date Received	Date Entered	Accepted/ Section No. / Explanation	Forwarded/ To Whom	Under Consideration/ Why?	Not Accepted/ Why?
178 The abandoned shopping centers are incredibly ugly, especially the ones that were ugly to start with. Demolish them or improve them, but definitely allow infill. And preserve more of old Downtown.	17-Apr-10	5-May-10	Infill is already promoted in the Regional Plan and with the update will still be encouraged. Design Guidelines already address former design issues.			
179 Crosswalk buttons need to be accesible from bike paths. The new intersection at Colorado and Butler is badly planned and impossible for a bike rider or pedestrian during the winter. The crosswalk button is 20-feet from the street.	17-Apr-10	5-May-10		Forwarded to Bike/ped Coordinantor and Traffic Engineering Program for review/response		
180 Sounds like this code will be much simpler to understand and implement	17-May-10	18-May-10	This is our intention. Thank you.			
181 Provide more information on function and content of the Natural Resource Protection Plan. Suggest you group "Enforcement & Replacement" and "Mitigation".	17-May-10	18-May-10	This section was re-worked after this educational forum. See 10-50.90.			
182 Habitat type and wildlife mitigation should be considered in deciding which tree species can be replaced or mitigated with which. Exotic species as mitigation or replacement should be prohibited, except in extreme circumstances, i.e., in sidewalks, etc.	17-May-10	18-May-10	See 10-50.90.			

Comments/Recommendations -- Citizens	Date Received	Date Entered	Accepted/ Section No. / Explanation	Forwarded/ To Whom	Under Consideration/ Why?	Not Accepted/ Why?
<p>the 10' street buffer needs to have exceptions for developments that emphasize social benefits by clustering &amp; increasing densities in ways that are consistent with the Principles of New Urbanism or other similar design principles. Is there a concern that using mulch instead of rock will lead to increases in particulate matter in the air on high wind days? This could be detrimental to people with asthma &amp; other respiratory illnesses. I ask this because I was told I could not use mulch in my neighborhood because of early experiences with this issue. Mulch is prohibited for long term landscaping in the CCR. It appears you are on the right track with the Resources Protection Standards.</p>	17-May-10	18-May-10	See 10-50.60.			

Comments/Recommendations -- Citizens	Date Received	Date Entered	Accepted/ Section No. / Explanation	Forwarded/ To Whom	Under Consideration/ Why?	Not Accepted/ Why?
<p>There should be some language regarding protection of 20% trees &lt;12" dbh and 20% trees of 12-18" based on historical code. This will provide for the next generation of old growth after old growth trees die. Does Protection of large trees extend to large, but dead trees (where away from structures)? Aspen has declined by 60 to 80% of its previous extent throughout the West. Protection of existing aspen trees on north-facing slopes or near water may be good. Aspen is also fire resistant. I think mitigations should be species-specific, but with some exceptions: For example, if a big Ponderosa pine is removed, it should be replaced at the appropriate amount (1.3x?) with ponderosa pine. Some exceptions: Research has shown that shade tolerant (white fir, douglas fir) tree species have now grown into over-grown pine stands where they historically had not occurred. In these situations, ponderosa pine should be allowed as a replacement species. May want to consider allowing replacement with native pinon and juniper on more open/exposed sites.</p>	17-May-10	18-May-10	See 10-50.90.			
<p>Disappointed you are keeping existing slope analysis. Digital terrain models were just being implemented and GIS didn't exist. Let's get up to date.</p>	17-May-10	18-May-10	See 10-50.90.			
<p>Like the focus on quality and location of trees. Landscape should consider how it will look when mature. Lawn should not be required.</p>	17-May-10	18-May-10	Landscape plans are designed for plants at maturity, See 10-50.60.			
<p>Make it as easy for a small business to advertise as a politician running for office. The sign code should make it easy for small businesses to advertise to promote growth.</p>	12-May-10	1-Jul-10	See 10-50.100. The opportunities for temporary business signs have been greatly expanded.			
<p>Remove the restricitons on window signage</p>	12-May-10	1-Jul-10				Existing rules for window signage have been maintained.

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189	Remove the restrictions on balloons	12-May-10	1-Jul-10			Existing rules for adornments to signs have been maintained.
190	Allow businesses to have more than one temporary banner.	12-May-10	1-Jul-10	See 10-50.100. The opportunities for temporary business signs have been greatly expanded, but only 1 banner or A-frame sign per business is allowed.		
191	Concern with HPC persistence in requiring windows and other elements that are historically correct but energy-inefficient, whereas the City is promoting greater energy efficiency in construction. A conflict in values.	1-Jul-10	2-Jul-10		Karl E. HPO	Preservation of heritage resources and implementation of sustainable building practices can work together. Preserving a building or elements of it is "greener" than completely replacing it.
192	Sign permit fees are too high	1-Jul-10	2-Jul-10	See Appendix B - reduced sign permit fee based on sign area proposed.		
193	Vehicle signs (wraps) - ICC code limits sign area on vehicles.					The new zoning code does not regulate signs on vehicles.
194	Letter from Chamber of Commerce in support of temporary business signage - temp. signs can boost local sales by 30-50%.	16-Jun-10	11-Jul-10	Yes - temporary business signs are proposed to permitted (See 10-50.100.060)		
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